

CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

10/18/12
Austin Public Library/Austin Energy

SUBJECT: Authorize negotiation and execution of an amendment to the Construction Manager at Risk contract with HENSEL PHELPS CONSTRUCTION CO. for additional preconstruction phase services for the New Central Library and related improvements in an amount not to exceed \$200,000 for a total preconstruction phase authorization not to exceed \$948,339.00. Funding in the amount of \$169,454.00 is available in the Fiscal Year 2012-2013 Capital Budget of the Austin Public Library Department. Funding in the amount of \$30,546.00 is available in the Fiscal Year 2012-2013 Capital Budget of the Austin Energy Department.

CURRENT YEAR IMPACT:

Department:	Austin Public Library
Project Name:	New Central Library
Fund/Department/Unit:	8606-8507-1000
Funding Source:	2006 GO Bonds/P6
Current Appropriation:	84,500,000.00
Unencumbered Balance:	73,962,777.82
Amount of This Action:	169,454.00
Remaining Balance:	<u>74,132,231.82</u>

Department:	Austin Energy
Project Name:	Seaholm Wall
Fund/Department/Unit:	3240-1107-4853
Funding Source:	Commercial Paper/Operating Transfer
Current Appropriation:	253,200.00
Unencumbered Balance:	50,668.12
Amount of This Action:	30,546.00
Remaining Balance:	<u>20,122.12</u>

ANALYSIS / ADDITIONAL INFORMATION: The Construction Manager at Risk agreement with Hensel Phelps consists of both Preconstruction Phase Services and Construction Phase Services for the New Central Library Project. Hensel Phelps is currently performing Preconstruction Phase Services which includes collaboration with the City and design teams throughout design development. Such services consists of constructability and scope reviews for optimal design, control of costs, budgets and schedules. Currently, the Construction Manager at Risk agreement includes an amount not to exceed \$748,339 for Preconstruction Phase services for the New Central Library development. The total of these services includes additional scope for Primavera Scheduling services, which was added by the First Amendment in June, 2011, and additional scope which includes the 2nd Street Bridge and Extension/Shoal Creek to West Avenue Project, added by the Second Amendment in April of 2012.

This request is for Council's approval to increase Hensel Phelps' Preconstruction Phase Services for the Seaholm Substation Wall construction scope and for early preparation and development of design for the dewatering system and the shoring and soil retention system which will avoid delays in obtaining the site development permit for the New Central Library.

The Seaholm Substation Wall will serve as infrastructure in the form of an art wall enclosing the City's downtown electrical substation located in the Seaholm district, of which the Library will become a part. The wall will be approximately 1,200 linear feet in length, with a height from 12' to 25', and is adjacent to the New Central Library development. There is significant physical overlap of the Seaholm Substation perimeter wall with various Library improvements (2nd Street from Shoal Creek to West Avenue and the bridge over Shoal Creek, the required Shoal Creek bank stabilization improvements, installation of subsurface utilities and the required excavation and soil retention systems, etc.) already included in the Construction Manager at Risk agreement with Hensel Phelps. The City believes that by adding the Seaholm Substation

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Construction manager at risk agreement with Hensel Phelps. The City believes that by adding the Seaholm Substation Wall construction scope to the existing Construction Manager at Risk agreement, the City's risk exposure would be minimized tremendously. By allowing the Construction Manager the ability to more efficiently and safely manage the overall site construction including remediation of contaminated soil, which has migrated from the Seaholm power substation to the 2nd Street and Library project sites, the Construction Manager will have a much greater ability to address and manage the multiple overlapping projects in a very constricted area of downtown. In addition by including this scope of work, materials excavated from one subproject can be used as fill for another, and the use of an existing, abandoned Austin Energy man vault will be available for storm water detention for the Library project.